

Office :

Shri Hari Complex, 2nd Floor,
Vitthal Press Road,
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Mob. : 99092 24946

Jayrajsinh B. Jadeja

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Resi :

Tagore Society, Block No.12
New Junction Road,
Near Madhav Park,
Surendranagar - 363 001

Title Report

Date:-25/09/2019

To,
The Manager,
Dear Sir,

Re : Title Opinion on the Property of N.A. land of Dudhrej Revenue Survey no: 158 (Old Survey no: 415) land admeasuring 21492.00 sq. Mt. situated at Dudhrej, Ta: Wadhwan, Dist: Surendranagar within the Municipal limits of Surendranagar Dudhrej Municipality and belonging to **Rajesh Arjanbhai Ahir**

With the request of the borrower I, on the basis of the title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

1. Name(s) and Address(es) of the Mortgagor(s)/Title holder(s)
Rajesh Arjanbhai Ahir
Resi at: GIDC Housing Plot no:H-2, Ta: Wadhwan, Dist: Surendranagar
2. Description of immovable property and Boundaries.:
Survey No :- Dudhrej Revenue Survey no: 158 (Old Survey no: 415)
Extent Areas: land admeasuring 21492.00 sq. Mt.
3. **Boundaries:**
North : This side River Umay
South : This side R.S.No.422, 423, and 424
East : This side R.S.No.417 and 419
West : This side Government Waste Land and then Road



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4. Search in Sub-Registrar's Office.

(A) Location of Property: At: Dudhrej, Taluka :- Wadhwan,
District: Surendranagar.

(B): Search and Investigation:

Originally agriculture land of Dudhrej Revenue Survey no: 415 and 416 and other survey no. was of the joint ownership of Zala Chandubha Navubha and Zala Govubha Navubha and partition of the property was made between them according to this Partition Govubha Navubha got Dudhrej Revenue Survey no: 415 land admeasuring Acres 3-10 Gunthas and Zala Chandubha Navubha got Dudhrej Revenue Survey no: 416 land admeasuring Acres 1-37 Gunthas according to entry no: 1021, Dated: 04/06/1968 of village form no:-6(Hakkapatrak).

Govubha Navubha gave Dudhrej Revenue Survey no: 415 land admeasuring Acres 3-10 Gunthas to Zala Chandubha Navubha according to entry no: 1676, Dated: 17/06/1972 of village form no:-6(Hakkapatrak).

Thus Zala Chandubha Navubha became sole owner of Dudhrej Revenue Survey no: 415 land admeasuring Acres 3-10 Gunthas and Dudhrej Revenue Survey no: 416 land admeasuring Acres 1-37 Gunthas.

After the death of Zala Chandubha Navubha on Dated: 30/09/1999 his legal heirs Zala Gambhirsinh Chandubha became sole owner of above said land of Dudhrej Revenue Survey no: 415 land admeasuring Acres 3-10 Gunthas and Dudhrej Revenue Survey no: 416 land admeasuring Acres 1-37 Gunthas according to entry no: 15575, Dated: 05/10/1999 of village form no:-6(Hakkapatrak).

Zala Gambhirsinh Chandubha got Amalgamation Sanctioned of above said land of Dudhrej Revenue Survey no: 415 land admeasuring Hecter 1-31-52 and Dudhrej Revenue Survey no: 416 land admeasuring Hecter 0-77-90 vide order no: JMN/V/Dudhrej/Ekatrikaran/4190/2010, Dated: 27/12/2010 by Mamlatdar of Wadhwan and this amalgamated land admeasuring Hecter 2-09-42 is given New Dudhrej Survey no: 415 according to entry no: 25756, Dated: 17/02/2011 of village form no:-6(Hakkapatrak).



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Zala Gambhirsinh Chandubha sold agriculture land of Dudhrej Survey no: 415 land admeasuring Hector 2-09-42 to Ranchhodbhai Prabhubhai Patel by Regd. Sale deed no: 7908, Dated: 30/12/2010 according to entry no: 25906, Dated: 02/06/2011 of village form no:-6(Hakkapatrak).

Ranchhodbhai Prabhubhai Patel sold agriculture land of Dudhrej Survey no: 415 land admeasuring Hector 2-09-42 to Rajesh Arjanbhai Ahir by Regd. Sale deed no: 1634, Dated: 18/05/2017 .

Measurement of the agricultural land had done by the government in the Village: Dudhrej and as per this new measurement, land of Dudhrej Survey no: 415 land admeasuring Hector 2-09-42 is now given new Dudhrej Revenue survey no: 158, land admeasuring Hector 2-14-92 according to entry no: 31813, Dated: 09/11/2017 of village form no:6 (Hakkapatrak).

Rajesh Arjanbhai Ahir got sanctioned to convert above said land of Dudhrej Revenue survey no: 158, land admeasuring Hector 2-14-92 into N.A. vide order no: JMN-2/N.A./Regi.No.06/2018-19, Dated: 18/06/2018 by Collector of Surendranagar and layout plan is also sanctioned and he made total 165 plots there on.

Hence at present Rajesh Arjanbhai Ahir is the sole owner of above said property.

I certify that I have taken search from index register of sub-registrar, Wadhwan, for the year 1988 to 1991 under receipt no:2019127010027 Dated:25/09/2019 and sub-registrar, Surendranagar, for the year 1992 to 2019 under receipt no:2019123009302, Dated:25/09/2019 .

(C) Whether the property is ancestral and/or under joint ownership. If so, details of the co-partners /Karta and/or the co-owners. The respective shares should be incorporated specifically.

=>Property is of the ownership of Rajesh Arjanbhai Ahir

(D) Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property. => N.A.



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(E) Documents pending for registration. :

The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holder's should be specified. => N.A.

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report. => N.A.
6. Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations. => NO.
7. Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage). => N.A.
8. Investigation under Income Tax Act 1961
(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept. => N.A.
9. Investigation in regard to agricultural land
(Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws. => N.A.



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10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.
=> Tax paid receipt of Surendranagar Dudhrej municipality.
11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title => N.A
12. If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.
=> N.A

Date:-25/09/2019

Yours faithfully,

J.B.Jadeja
Advocate



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CERTIFICATE

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds given to the me with the copy of it in the office of the Sub Registrar and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that Rajesh Arjanbhai Ahir has got a valid, clear, absolute and marketable title over the property shown above Rajesh Arjanbhai Ahir personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage.

The following person/s should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage :-

=> Rajesh Arjanbhai Ahir

The following documents have to be obtained for creation of valid registered Mortgage by deposit of title deeds.

No	Document	Type of Document
1.	All related village form no:-6(Hakkapatrak)	Certified Copy
2.	Amalgamation Order No: JMN/V/Dudhrej/Ekatrikaran/4190/2010, Dated: 27/12/2010	True Copy
3.	Regd. Sale deed no: 7908, Dated: 30/12/2010	True Copy
	Regd. Sale deed no: 1634, Dated: 18/05/2017	True Copy
4.	N.A. Order.	True Copy
5.	Lay Out Plan.	True Copy
6.	Village form no:-2 of Rajesh Arjanbhai Ahir	Certified Copy

Date:-25/09/2019

J.B. Jadeja
Advocate

